



TIFFANY & BOSCO
P.A.

**2525 EAST CAMELBACK ROAD
SUITE 300**

PHOENIX, ARIZONA 85016

TELEPHONE: (602) 255-6000

FACSIMILE: (602) 255-0192

Dated: January 07, 2011

A handwritten signature in black ink, appearing to read "George B. Nielsen, Jr.", is written over a horizontal line.

**GEORGE B. NIELSEN, JR
U.S. Bankruptcy Judge**

Mark S. Bosco
State Bar No. 010167
Leonard J. McDonald
State Bar No. 014228
Attorneys for Movant

10-53156

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF ARIZONA**

IN RE:

Francisco Chaidez, Sr and Refugio Ruth Chaidez
Debtors.

Wells Fargo Bank N.A. successor by merger to
Wells Fargo Home Mortgage, Inc.
Movant,

vs.

Francisco Chaidez, Sr and Refugio Ruth Chaidez,
Debtors, Edward J. Maney, Trustee.

Respondents.

No. 2:10-BK-37059-GBN

Chapter 13

ORDER

(Related to Docket #12)

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefore,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real
2 property which is the subject of a Deed of Trust dated May 17, 2007 and recorded in the office of the
3 Maricopa County Recorder wherein Wells Fargo Bank N.A. successor by merger to Wells Fargo Home
4 Mortgage, Inc. is the current beneficiary and Francisco Chaidez, Sr and Refugio Ruth Chaidez have an
5 interest in, further described as:

6 LOT 136, RYLAND AT HERITAGE POINT REPLAT, ACCORDING TO BOOK 554 OF
7 MAPS, PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA.

8 IT IS FURTHER ORDERED that Movant may contact the Debtors by telephone or written
9 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance
10 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement
11 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against
12 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

13 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter
14 to which the Debtor may convert.